

Commr. (Plg) - II
Despatch SS14-A
Date 01/10/12



Head Central Dy. No. I
Dated 27/9/12
R&D, Vikas Minar
Delhi Development Authority
Vastin

THE ASSOCIATED CHAMBERS OF COMMERCE AND INDUSTRY OF INDIA

D S RAWAT
Secretary General

Commr. Plg. II's Office
Diary No. A-2807
Date 28-9-12

Dear Shri Kumar Sahab,

Sub: Request for Allowing Group Housing in existing Industrial Areas with Maximum 20% for Commercial Activities

AC (PLG) MPPF
Diary No. 1458
Date 01/10/12

Kindly refer to our letter dated March 1, 2012 enclosing our suggestions / recommendations for allowing Group Housing in existing Industrial Areas of Delhi under the mid-term review of MPD 2021.

We understand that in the recent meeting of Management Action Group held at DDA, these points were discussed. However, the core issues as mentioned in our aforesaid representation have not been addressed adequately.

We would, therefore, like to further emphasize that since Individual industrial plots on 24mts ROW are permitted 100% for commercial use on payment of conversion and additional FAR charges with incentivized FAR of 1.5 times, there should be no hesitation to allow even softer and important use i.e. Residential, on the above category of plots which are eligible for commercial use.

We are enclosing a detailed Note on the subject for your kind perusal and shall be grateful if these suggestions are taken up for consideration at the next meeting of the Authority. We hope and trust that our request will merit your kind and positive consideration.

Looking forward to hearing from you and with kind regards,

Yours sincerely,

(D S Rawat)

OFFICE OF THE DIR (Plg.)
MPR/CO. D.D.A. N. DELHI-2
Dy.No. L-149
Dated 3-10-12

28/9/12

Shri Ashok Kumar
Commissioner (Planning) I
Delhi Development Authority
5th Floor, Vikas Minar
I.P. Estate
New Delhi - 110 002

Commr. (Plg) - II on leave
AD 1110

AC (MPR) 1110

Dir (MPR) 1110
AD (Plg) III

Discussed in
MAG v/c of E.M.
Keep in record in
concerned file.

CO pl. keep if
in record &
update.

ENCL: As Stated

ASSOCHAM

Suggestions for Allowing Group Housing in existing Industrial Areas with Maximum 20% for Commercial Activities

- The individual industrial plots, which meet the norms and provisions of Group Housing under MPD 2021 and are on 24mt ROW, should be given an option to develop Group Housing with applicable FAR (on the basis Group Housing FAR as in MPD 2021) on the entire plot with upto maximum of 20% area to be used for commercial use. The incentive of 1.5 times FAR which is permitted under notification S.E. no. 683(E) dated 1st April 2011 should continue to be extended under this scheme.
- These plots should be developed in accordance to the norms for Group Housing as under MPD 2021 and should pay all appropriate conversion and additional FAR charges, *applicable statutory clearances from the concerned and approval of the layout plan / building plans by the concerned local body. No amalgamation shall be allowed under this scheme*

The following points further elaborate the rationales for the above mentioned suggestions for conversion from industrial to residential usage:

1. This proposal will primarily address the housing shortage in Delhi, which has been recognized by MPD 2021 as the Housing shortage in Delhi is one of the prime concerns of MPD 2021
2. These plots on 24 mt ROW would be able to meet the space requirements of physical and social infrastructure required as per MPD 2021 in case of Group Housing
3. Also the traffic generation/ load will be much less in case of Group Housing than of the commercial development on entire plot
4. The total sum of areas of these larger plots, where Group Housing is allowed, will not exceed the proposed limit of 20% Residential component of total land under Industrial use in the city of Delhi.

5. It should be 'inclusive development' so as to achieve optimum utilisation of land. The provision of 'housing for industrial workers only' would not be a viable proposition, as MPD 2021 allows only non-polluting, non-hazardous industrial activities, which are not labour intensive. Hence, number of Industrial workers living in the Industrial areas would be very limited. Allocating 20% area, only for industrial workers, would result in under utilization of the precious land resource. Moreover, once the Group Housing is allowed on these plots under MPD 2021 regulations, 15% of FAR would be dedicated for construction of dwelling units for Community Service Personnel/ EWS and lower category, over and above the main FAR, which would further cater to this segment of the society, resulting in no loss of housing provision catering to industrial workers.
6. Even Delhi Urban Arts Committee (DUAC) has recommended (copy of the DUAC letter dt. 08.12.2012 is attached herewith) that Group Housing activities may be permitted as part of redevelopment/ re-densification strategy in 'large industrial plots' only.
7. Hence, these proposals may be taken up and considered at the next meeting of the Authority so as to carry out necessary amendments in MPD 2021.